

Hare Park Cottage Kennels, Royston Road, Baldock SG7 6SL

william h brown

welcome to

Hare Park Cottage Kennels, Royston Road, Baldock

Set on a plot approaching ¾ acre, an opportunity to purchase a 3-bed detached house in need of modernisation in the grounds of a former dog boarding establishment. With huge potential this property should be viewed at the earliest opportunity.













Agents Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Hall
Entered via door to the rear aspect, doors leading to kitchen and shower room.

Kitchen
Fitted kitchen comprising wall and base units with worksurfaces over, stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, space for oven and hob, space for fridge/freezer, plumbing for washing machine, two double glazed windows to the front aspect and door leading to Dining Room.

Dining Room
Double glazed window to the front aspect, radiator, opening leading to lounge and door to the side aspect leading to garden.

Lounge
Stairs rising to first floor landing, feature fireplace with brick surround, built in storage cupboards to eaves, obscured window to the rear aspect and two double glazed windows to the front aspect.

Shower Room
Suite comprising shower, wash hand basin with mixer tap over, low level WC, fully tiled and double glazed obscured window to the rear aspect.

First Floor Landing
Stairs rising from lounge and doors leading to all rooms.

Bedroom One
Double glazed window to the front aspect, door to storage cupboard and radiator.

Bedroom Two
Double glazed window to the front aspect, door to built in wardrobe and radiator.

Bedroom Three
Double glazed window to the rear aspect, door to built in cupboard and radiator.

Bathroom
Suite comprising shower cubicle, wash hand basin, low level WC, radiator and double glazed obscured window to the rear aspect.

Externally
Front
Large open frontage providing off road parking for multiple vehicles.

Side/ Rear Garden
3/4 of an acre of land mainly laid to lawn with Kennels and plenty of potential.

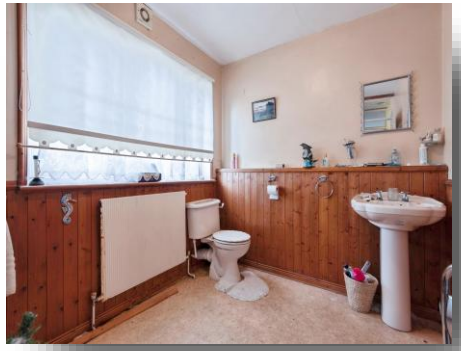
welcome to

Hare Park Cottage Kennels, Royston Road, Baldock

- Detached house set in the grounds of a former dog boarding establishment
- Plot approaching ¾ acre
- In need of modernisation
- Scope to extend (sub planning permission)
- No upward chain

Tenure: Freehold EPC Rating: F
Council Tax Band: E

£500,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN110889

The Property Ombudsman

Property Ref:
RYN110889 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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